

EXHIBIT " _ "

METES AND BOUNDS DESCRIPTION

0.397 ACRES

**OUT OF 1751.95 ACRES KNOWN AS CORTANA RESERVE IN
THE D & W RAILROAD CO. SURVEY No. 74, THE H.E. & W. T. RAILROAD CO.
SURVEY No. 199, AND THE D & W RAILROAD COMPANY SURVEY No. 71 AND THE
R. L. PREECE SURVEY No. 518 AND THE ABNER C. CONLEY SURVEY No. 458 AND
THE E. R. McLEAN SURVEY No. 200 AND THE W.R. HOBBS SURVEYS 456 & 457 IN
TRAVIS COUNTY, TEXAS**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING 0.397 ACRES
OUT OF A TRACT CALLED 1751.95 ACRES OUT OF THE D & W
RAILROAD CO. SURVEY No. 74, THE H. E. & W. T. RAILROAD SURVEY
No. 199, D & W RAILROAD CO. SURVEY No. 71, R. L. PREECE SURVEY No.
518, ABNER C. CONLEY SURVEY No. 458 AND THE E. R. McLEAN
SURVEY No. 200, ALL IN TRAVIS COUNTY TEXAS, BEING THAT
PORTION OF SEVERAL TRACTS CONVEYED TO THE CITY OF AUSTIN IN
VOLUME 11848, PAGE 1718 OF THE REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS, DESCRIBED THEREIN AS THE CORTANA
TRACT IN EXHIBIT A-2, SAID 0.397 ACRE TRACT BEING ALSO A
PORTION OF AN ACCESS EASEMENT DESCRIBED IN VOLUME 12144,
PAGE 2185 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY,
TEXAS, SAID 0.397 ACRE TRACT BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the west corner of Lot 1, Block A of Watersedge at River Place Subdivision, a subdivision in Travis County, Texas, of record in Document No. 200500296 of the Official Public Records of Travis County, Texas, at an interior corner of said Cortana Reserve tract, at the south corner of said Access Easement recorded in Volume 12144, Page 2185 (herein referred to as the Turnquist Access Easement) for the south corner and POINT OF BEGINNING hereof

THENCE into said Cortana tract, with a southwest line of said Turnquist Access Easement, N32°45'31"W for a distance of 60.00 feet to a ½" iron rod found at the southerly west corner of said Turnquist Access Easement for the west corner hereof

THENCE continuing through said Cortana tract, with a northwest line of said Turnquist Access Easement tract, N57°14'29"E for a distance of 230.10 feet to a ½" iron rod found at an interior corner of said Turnquist Access Easement tract, for a point on line hereof

THENCE continuing with a northeasterly prolongation of the previous line, N57°14'29"E for a distance of 42.32 feet to a capped iron rod set, stamped 'RPLS 3693' for an angle point hereof

THENCE S82°33'01"E for a distance of 23.33 feet to a capped iron rod set, stamped 'RPLS 3693',

being in a northeast line of said Cortana tract and the southwest line of Lot 53, Block M of River Place Section 16, a subdivision in Travis County, Texas, of record in Document No. 200100017 of the Official Public Records of Travis County, Texas, for the north corner hereof

THENCE with a northeast line of said Cortana tract and the southwest line of said Lot 53, and then the southwest line of Lot 52, Block M of said River Place Section 16, and with call 26 of Segment 2 of an agreed boundary line of record in Volume 8116, Page 119 and corrected in Volume 8171, Page 43, S32°42'51"E for a distance of 44.94 feet to the north corner of said Lot 1, Block A, of Watersedge at River Place, for the east corner hereof, said corner being established by a previously found iron rod, now found misplaced S60°40'W, 0.42 feet

THENCE with the northwest line of said Lot 1, Block A of Watersedge at River Place Subdivision, southeast line of said Turnquist Access Easement and a southeast line of said Cortana tract, S57°14'29"W for a distance of 290.19 feet to the POINT OF BEGINNING hereof and containing 17,279 square feet (0.397 acres) of land, more or less.

Surveyed under the supervision of:



Michael Samford, RPLS 3693

See Sketch to Accompany this description, Plan No. 120001 Tract 1, attached and made a part hereof. Description revised 07/17/12

Reference: Travis County Appraisal District ID 0134470102



FIELD NOTES REVIEWED

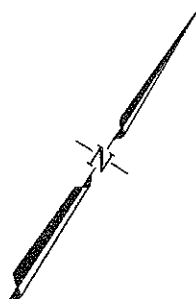
By: Chuck Daniel Date: 07.14.2012

Engineering Support Section
Department of Public Works
and Transportation

TEL: 441-5601 FAX: 441-5603

99 99

CORTANA RESERVE
CITY OF AUSTIN
1751.95 AC.
11848/1718



SCALE: 1"=50'

LEGEND

- = IRON ROD FOUND
- = IRON ROD TO BE SET
- ⊙ = SPINDLE FOUND
- () = RECORD DATA FROM PLAT RECORDS
- [] = RECORD DATA FROM DEED RECORDS

CORTANA RESERVE
CITY OF AUSTIN
1751.95 AC. - TR. A-2
11848/1718
TCAD ID 0134470102

RIVER PLACE SECTION 16
BLOCK M
DOC. # 200100017
LOT 53
TCAD ID 0135380222

TRACT 2
0.250 AC.

---PROPERTY LINE

PROPOSED
ACCESS
EASEMENT

20' BL LOT 53

LOT LINE

RIVER PLACE SECTION 16
BLOCK M
DOC. # 200100017
LOT 52
TGAD ID 0135380221

CORTANA RESERVE
CITY OF AUSTIN
1751.95 AC.
11848/1718

N57°14'29"E 230.10

N57°14'29"E

TRACT 1

17,279 SQ. FT. (0.397 AC.), PORTION OF 0.6461 AC. INGRESS/EGRESS EASEMENT
(VOL. 12144, PG. 2185, TCOPR), OUT OF 1751.95 AC. KNOWN AS CORTANA RESERVE
RECORDED IN VOLUME 11848, PAGE 171, TCOPR, TO BE CONVEYED TO TURNQUIST

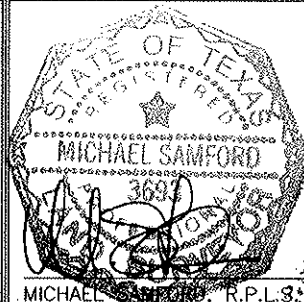
PROB

S57°14'29"W 290.19' BEARING BASIS FROM WATERSEDGE PLAT
15' ELEC/TEL ESMI DOC# 200500296, REDUCED TO 5' IN 2006176150

IRON ROD FOUND 560" ± 40" W, 0.42' FROM TRUE CORNER;
CALLS FOR TO AND FROM TRUE CORNER
(IRON ROD ORIGINALLY FOUND AT TRUE CORNER
WAS FOUND TO BE MISPLACED AFTER UTILITY
CONSTRUCTION IN VICINITY)

STEVE & MICHELLE TURNQUIST
LOT 1, BLOCK A, WATSEEDGE AT RIVER PLACE (200500296)
TCAD ID 0135380231

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION
OF A 0.397 ACRE PORTION OF 1751.95 ACRES KNOWN AS
THE 'CORTANA RESERVE' DESCRIBED IN A DEED TO THE
CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, RECORDED IN
VOLUME 11848, PAGE 1718, REAL PROPERTY RECORDS, TRAVIS CO., TX.



PLAN No.: 120001 TRACT 1 PREPARED: 01/23/12 REVISED: JULY 17, 2012

MICHAEL S. WARD. R.P.L. 8.93693